



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

28<sup>th</sup> September, 2021

### MEETING MINUTES

#### 1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:32 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Tommy Kurtz, Vicki McGinley (by phone and text), and Ray Singleton (by Zoom).

#### 2. CONFLICT OF INTEREST

- a) None.

#### 3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS

- a) **ACC.** David Heizman, ACC Chair, discussed proposed changes to ACC guiding document reviewed by our Attorney. Next ACC meeting is October 13, 2021.

#### 4. MEMBERS COMMENTS:

- a. Andreas Gerbert – Canadian Mist and the POA's involvement.
- b. Tom Cable – Not enough time in designated 3 minutes for public comment when there could be a couple of issues to put forward.

#### 5. PRESIDENT'S REPORT. Marvin Jones.

- a. Short Term Rentals (STRs). The City is setting up a Super Committee to get an ordinance organized by January 1, 2022.
- b. Property Maintenance. City Code Enforcement has the right to enforce maintaining lots, boat trailers parked on streets and not hooked up to a vehicle. We're working with them.

#### 6. EXECUTIVE DIRECTOR REPORT: Gary Klepperich. The Board will receive a report from the Executive Director on topics of importance since the previous meeting.

- a. Next Board Meeting is October 26, 2021 at this location.
- b. Office traffic/correspondence activity.
- c. Compliance enforcement update. Mostly overgrown lots needing mowing.
- d. Bulkhead repair activity report. Aug/Sept report 68 open work orders. 29 completed.
- e. Front Desk Traffic. 564 Phone calls, 223 walk-ins, 32 CAM fees, 67 vehicle stickers and 65 trailer stickers sold.
- f. The updated TOPS software program. Beta testing moving to Q2 2022.
- g. Aquarius Monument repairs. Stucco repairs, cleaned and painted.
- h. Dock and Deck materials policy. Signed by all contractors. Contractors are compliant.

#### 7. CONSENT AGENDA: Vicki McGinley, Secretary. (Routine items)

- a. The meeting minutes for Regular Board Meeting Minutes on 27<sup>th</sup> July were approved



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7/0.

b. Email Votes.

<b>MOTION:</b>	Ray: I move Parker Construction be hired to resurface the Cartagena Boat Ramp as per their bid. The project shall be funded at \$39,375.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Dan, Tommy and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Ray: I move Padre Island Maintenance be hired to construct two decks/docks at the Gypsy Boat Ramp as per their bid. The project shall be funded at \$7,551.16.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Dan, Tommy and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

**8. TREASURER'S REPORT - FINANCIAL REPORTS:** Ray Singleton. (The Board will review, discuss, and then accept all financial reports.)

<b>MOTION:</b>	Ray: I make a motion to accept the August 2021 Financial Report.	
<b>SECOND:</b>	Dan	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

**9. OLD BUSINESS:** (Motions as required)

- a. Boat Ramps. Cartagena Boat Ramp parking lot surface demolition is going on now.
- b. Gypsy boat ramp. Awaiting a 3<sup>rd</sup> bid. No response from the City regarding the erosion.
- c. TorcSil Bulkhead Repair. We’re creating an Master Service Agreement, which will not just be used for TorcSil but all bulkhead repair contractors.
- d. Builders Account. It was determined that the PIPOA could not take deposits or fines from builders.

<b>MOTION:</b>	Drew: I motion to close the Builders Account at Frost Bank.	
<b>SECOND:</b>	Dan	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

**10. NEW BUSINESS:**



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- a. Annual Election Date is March 26, 2022.
- b. Opening New Board Member Registration Date is
- c. Ballots out on November 28, 2021.
- d. We need three bids for who will run the election.
- e. Plant replacement at the monument coming on the Island. Two bids are in and we’re waiting for a third. We also need the irrigation fixed as people have been driving through there and broken the irrigation.

<b>MOTION:</b>	Tommy: I motion to hold the Annual Election on March 26, 2022.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

CONVENENCE BREAK: 6:46pm-6:58pm

**11. EXECUTIVE SESSION:** Recess to discuss Legal and Personnel Matters. 6:58pm.

**12. RECONVENE:** 7:42pm

**13. ADJOURN:**

<b>MOTION:</b>	Sandy: I motion that we adjourn (7:44pm).	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

**14. NOTE:** To review the video-taped meeting please go to either Facebook > Padre Isles Property Associate > [Videos Tab], or the Website: [Padreislespoa.net](http://Padreislespoa.net) > meeting-minutes-agendas-budgeting-and-balance-sheets. Meetings are organized by date.